

BANCAJA 2 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2008
Currency: EUR

Date of constitution
10/23/1998

VAT Reg. no.
G83923425

Management Company
Europea de Titulización S.G.F.T

Originator
Bancaja

Service
Bancaja

Lead Managers
Bancaja

Bond Underwriters and Placement Agents
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Swap
Bancaja

Subordinated Loan
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Residential Mortgages Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312941000	10/27/1998 1,543	20,129.22 31,059,386.46 13.40%	150,253.03 231,840,419.27	Floating 12-M Euribor+0.180% 22.Sep	4.9295% 09/22/2008 989.55 Gross 811.43 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through"	Aaa	Aaa
Series B ES0312941018	10/27/1998 57	42,176.29 2,404,048.53 28.07%	150,253.03 8,564,422.49	Floating 12-M Euribor+0.550% 22.Sep	5.3047% 09/22/2008 2,231.20 Gross 1,829.58 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through" Pro rata / Secuntial	A2	A2
Total		33,463,434.99	240,404,841.75						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17	0,34	0,51	0,69	0,87	1,06	1,25	
		% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00	
Series A	With optional redemption *	Average life	Years	1.76	1.74	1.72	1.70	1.68	1.66	1.64	
		Date	06/25/2010	06/18/2010	06/10/2010	06/03/2010	05/27/2010	05/19/2010	05/12/2010		
		Final Maturity	Years	2.01	2.01	2.01	2.01	2.01	2.01	2.01	
	Without optional redemption *	Average life	Years	3.17	3.00	2.83	2.69	2.55	2.43	2.33	
		Date	11/23/2011	09/20/2011	07/22/2011	05/30/2011	04/12/2011	02/25/2011	01/18/2011		
		Final Maturity	Years	8.02	8.02	8.02	7.02	7.02	7.02	6.02	
Series B	With optional redemption *	Average life	Years	2.01	2.01	2.01	2.01	2.01	2.01	2.01	
		Date	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010		
		Final Maturity	Years	2.01	2.01	2.01	2.01	2.01	2.01	2.01	
	Without optional redemption *	Average life	Years	10.40	9.96	9.60	9.20	8.82	8.50	8.10	
		Date	02/11/2019	09/06/2018	04/27/2018	12/02/2017	07/17/2017	03/23/2017	10/27/2016		
		Final Maturity	Years	15.02	15.02	15.02	15.02	15.02	15.02	15.02	
			Date	09/27/2023	09/27/2023	09/27/2023	09/27/2023	09/27/2023	09/27/2023	09/27/2023	

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
		Current		At issue date	
			% CE		% CE
Series A	92.82%	31,059,386.46	10.39%	96.44%	5.64%
Series B	7.18%	2,404,048.53	3.21%	3.56%	2.08%
Issue of Bonds		33,463,434.99		240,404,841.75	
Reserve Fund	3.21%	1,074,175.84		5,000,420.71	

Other financial operations (current)				
Assets			Balance	Interest
Treasury Account			9,793,681.10	5.429%
Servicer ppal collect not yet credited			156,687.27	
Servicer ints collect not yet credited			43,394.07	
Liabilities		Available	Balance	Interest
Subordinated Loan			1,102,467.17	5.701%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		1,730	6,526
Principal			
Principal outstanding		26,299,205.57	240,407,052.90
Average loan		15,201.85	36,838.35
Minimum		172.15	6,990.55
Maximum		134,518.84	212,057.19
Interest rate			
Weighted average (wac)		5.70%	5.60%
Minimum		4.84%	3.50%
Maximum		7.85%	8.75%
Final maturity			
Weighted average (WARM) (months)		81	167
Minimum		09/01/2008	12/16/2001
Maximum		09/20/2023	01/26/2023
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		96.32%	95.29%
Mortgage Market: Savings Banks		3.06%	3.22%
Savings Banks Lending Rate (CECA Indicator)		0.62%	1.49%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.12	6.71	0.03	6.83
10.01 - 20%	20.78	15.89	0.61	16.54
20.01 - 30%	31.50	24.58	3.30	26.05
30.01 - 40%	13.35	36.25	7.44	35.54
40.01 - 50%	20.30	43.85	12.38	45.39
50.01 - 60%	7.95	53.79	17.11	55.30
60.01 - 70%			26.28	65.26
70.01 - 80%			32.83	74.38
80.01 - 90%			0.02	84.93
Weighted average (WALTV)	29.47			60.27
Minimum	0.23			4.10
Maximum	57.21			84.93

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.35%	0.39%	0.53%	0.88%
Annual Percentage Rate (CPR)	5.35%	4.13%	4.62%	6.23%	10.02%

Geographic distribution		
	Current	At constitution date
Andalucia	0.07%	0.09%
Aragon		0.04%
Balearic Islands	1.64%	2.59%
Castilla-La Mancha	4.28%	4.02%
Castilla-Leon		0.01%
Catalonia	0.42%	0.16%
Extremadura	0.02%	0.01%
Madrid	0.27%	0.19%
Murcia		0.03%
Valencia	93.30%	92.86%

Additional information

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Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	53	8,858.87	1,524.41	0.00	10,383.28	42.71	788,020.39	798,403.67	82.93	25.01
from > 1 to ≤ 2 months	8	5,061.19	922.79	0.00	5,983.98	24.62	144,249.59	150,233.57	15.61	25.67
from ≥ 2 years	4	2,664.89	5,276.14	0.00	7,941.03	32.67	6,125.57	14,066.60	1.46	10.84
Subtotal	65	16,584.95	7,723.34	0.00	24,308.29	100.00	938,395.55	962,703.84	100.00	24.64
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	65	16,584.95	7,723.34	0.00	24,308.29		938,395.55	962,703.84		24.64

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